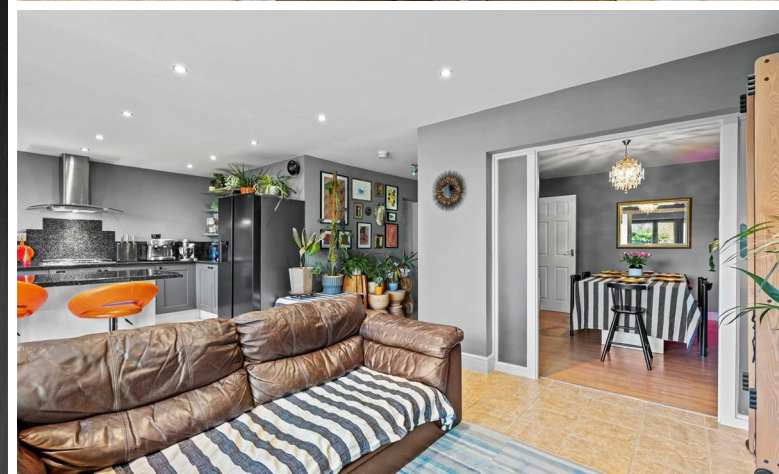






A spacious and thoughtfully extended, bay fronted three bedroomed semi-detached family home, set in this popular location with good sized rear garden.

Briefly Comprising;

Enclosed entrance porch, entrance hallway, sitting room, living room/snug, semi open plan to T shaped dining/kitchen/family room with study area, utility, ground floor shower room. First floor landing, two double bedrooms (bedroom two with fitted wardrobes), further single bedroom, white fitted bathroom. Upvc double glazing. Gas radiator heating. Brick block paved driveway providing plenty of parking, garage, lawned good sized rear garden, with deck, patio area and shed.

Franklin Road

Is a mature bay fronted semi-detached property, situated in this ever popular part of Whitnash. The property offers extended accommodation on the ground floor, with flexible areas suitable for a growing family.

Particularly attractive are the two good sized reception areas, with the rear one in turn leading through to the hub of the house which currently comprises of a kitchen/dining/family space with doors leading out to the garden. On a practical level, the utility room and ground floor shower room complement the rest of the living space well.

Viewing high recommended.

The Property

Is approached via a brick block paved driveway giving access to...

Entrance Porch

Approached via composite double glazed and part leaded look entrance door with obscure glazed panels to either side. With timber door and glazed bullseye and further double glazed window to side, leading to...

Entrance Hallway

With staircase rising to first floor landing, six-panel doors to ground floor accommodation, double radiator, understairs store cupboard.



Sitting Room (Front)

10'7" x 12'3" (3.23m x 3.73m)

With upvc double glazed bay window to front elevation, radiator, wall mounted Bosch air conditioning and heating unit.

Living Room/Snug

10'1" x 13'1" (3.07m x 3.99m)

With laminate flooring, radiator, double doorway with glazed panels either side leads to...

Dining/Kitchen/Family Room

23'11" x 13' exp to 23'9" into d'way/study area (7.29m x 3.96m exp to 7.24m into d'way/study area)

Being a key feature of the house, being an open plan and flexible area, with underfloor heating.

Kitchen Area

Fitted with a range of shaker style kitchen units with black granite look working surface over, complimentary tiled splashbacks, one and a half bowl sink drainer unit with mixer tap, inset five point Neff stainless gas hob with Electrolux oven below and glazed and stainless filter hood over, space for American fridge freezer, concealed Whirlpool dishwasher, downlighter points to ceiling, upvc double glazed window overlooking garden, breakfast bar return, tiled floor, leading through into...

Dining/Family Area

With three pane doors leading to the garden, continuation of downlighter points to ceiling, Bosch wall mounted air



conditioning and heating unit. Tiled floor leads back through into a small study space, which in turn leads to the main hallway. Door to useful understairs cloaks cupboard and further door leading to...

Utility Room

7'1" x 5'8" (2.16m x 1.73m)

With working surface with sink drainer unit, base cupboard, wall cupboards, space and plumbing for washing machine, space for tumbler dryer, wall mounted Worcester combination boiler, internal door to garage and further door to...

Ground Floor Shower Room

Fitted with a white modern suite to comprise; low level WC,



wide wash hand basin with mono mixer, double shower cubicle with wall mounted shower and controls, splashback tiling, extractor, downlighter points to ceiling, chrome radiator towel rail, continuation of tiled floor, open shelving.

First Floor Landing

Hatch to boarded roof space with light, upvc obscure double glazed window to side elevation.

Bedroom One (Front)

9'11" x 12'3" (3.02m x 3.73m)

With upvc double glazed bay window to front elevation, radiator.

Bedroom Two (Rear)

10'5" inc fitted w'robes x 10'8" (3.18m inc fitted w'robes x 3.25m)

With upvc double glazed window to rear elevation, radiator, mirror fronted sliding doors to fitted wardrobe with open shelving to side.

Bedroom Three (Front)

6'5" x 7'2" (1.96m x 2.18m)

With upvc double glazed window to front elevation, wardrobe recess over staircase.

Bathroom

Fitted with a white modern suite to comprise; low level WC, wash hand basin with mono-mixer, bath with mixer tap with

shower attachment, splashback tiling, Xpelair extractor, upvc double glazed window to rear elevation, chrome radiator towel rail, tiled floor.

Outside (Front)

To the front of the property the front garden is principally laid to brick block paved driveway, providing plenty of off-road parking, gated side access, leading to the rear of the property.

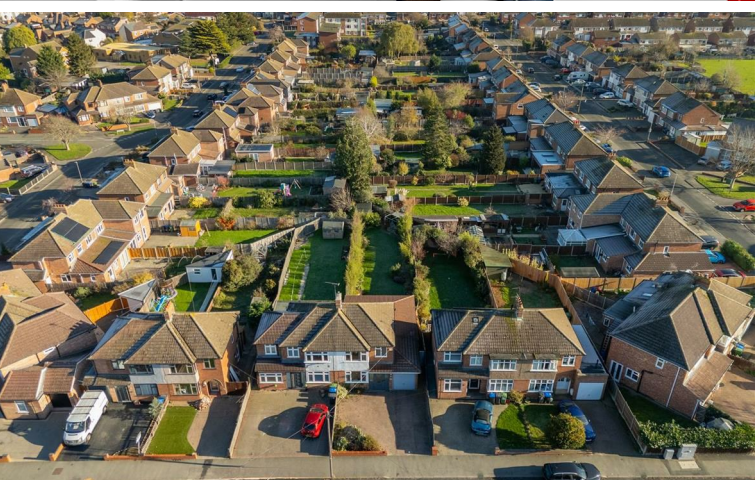
Garage

7'10" x 14'11" (2.39m x 4.55m)

With up and over door, power and light as fitted.

Outside (Rear)

Being principally laid to lawn and surrounded in the main by



close boarded timber fencing with attractive, mature, well-stocked herbaceous borders. Across the rear of the property is a decked area, with side passage giving gated access to the front. Decked and paved path leads to the rear of the garden, where there is another patio area with metal pergola, with retractable blinds in turn leading to a good sized useful timber garden shed, providing plenty of storage. Outside tap, lighting to the rear of the building and power point.

[Mobile Phone Coverage](#)

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

[Broadband Availability](#)

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

[Rights of Way & Covenants](#)

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

[Tenure](#)

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

[Services](#)

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

[Location](#)

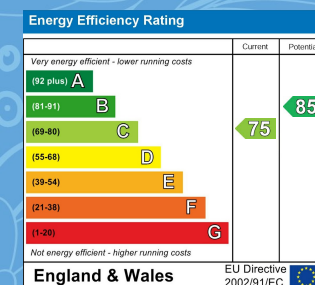
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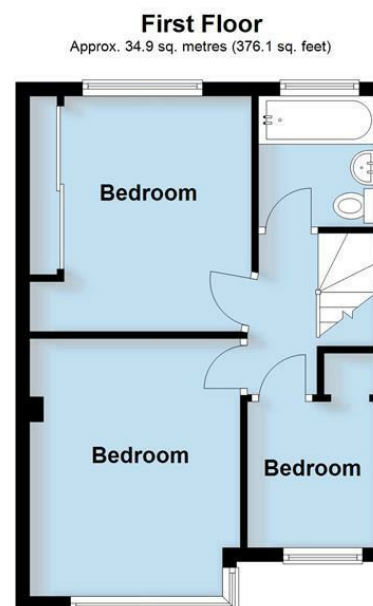
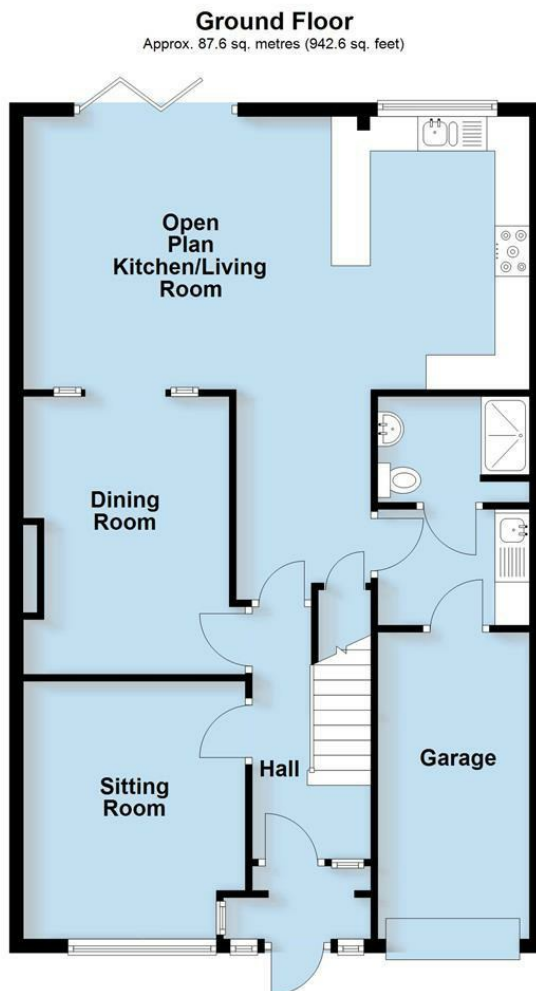
- Residential Estate Agents •
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Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144 ehbresidential.com



Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL



Total area: approx. 122.5 sq. metres (1318.6 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

Total area does not include the Garages

Plan produced using PlanUp.